MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

NOVEMBER 2, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata
Ron Reim

Absent:

Scott Wilson

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the October 19, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW BOARD – NEW CONSTRUCTION – ADDITION TO SINGLE FAMILY RESIDENCE – 64 ARUNDEL (CONTINUED)

Jim Walsh, owner/architect, was in attendance at the meeting.

Catherine Powers explained that this is continued consideration of a request by Jim Walsh, architect and owner, for review of the site plan associated with the construction of a two-story rear addition. On October 5, 2009, the Plan Commission tabled this item due to concerns with the storm water run-off calculation and the perceived massing. The Plan Commission also felt

that with only four (4) members in attendance that evening that the full membership should be present to consider the request. On October 23, 2009, the applicant provided to staff updated runoff calculations signed and sealed by the project civil engineer, photographs of the subject property, a site topographical survey, an aerial view of the neighborhood, and a neighborhood plan indicating property lines and building footprints of the properties on the same block as the subject property. In addition, a signed set of plans by the neighbor to the east has been provided. The original application and plans indicated that storm water runoff would not be increasing. However, these materials indicate that runoff will be increasing with the proposed addition. The proposed project consists of a two-story brick addition. The site measures approximately 7,884 square feet and is located in the Hillcrest Subdivision. The square footage of the existing structure is 1,988 square feet, and the size of the proposed addition is 1,493 square foot for a combined 3,481 square foot total. The height of the proposed structure is approximately 28' to match the existing height. The plans indicate that the existing impervious coverage is 3,712 square feet, or 47.08% of the site. The new plans show impervious coverage at 4,293 square feet or 54.45% of the site. The existing storm water runoff is 0.46 cubic feet per second. Storm water runoff on the proposed site plan will increase by 0.02 cubic feet per second to 0.48 cfs. New downspouts at the rear of the proposed addition will daylight storm water in the back yard. As indicated on the site survey, runoff will flow to the rear of the property in a southerly direction. Trash will be enclosed on the southwest corner of the property. Screening of the enclosure is shown with a fence; however, the material is not specified. The HVAC system will be located at the rear of the proposed addition. Screening for the units is not shown. No existing trees are being removed or impacted as a part of this project. No new trees are proposed to be planted. According to the revised calculation, the addition will create an increase in storm water runoff of 0.02 CFS. As required by MSD, the combined sewer system in the area prohibits the connection of additional storm water. The applicant has provided documentation which shows the elevations of the subject property and to the east. This site survey shows surface runoff from the property flowing in a general southeasterly direction. The roof drains from the addition will daylight at approximately 35 feet from the rear property line. These two downspouts terminate near the driveway and detached garage which will not allow very much infiltration. Staff recommends that these be pulled back approximately half the distance from the garage to the back of the addition in order to allow additional infiltration. To approve as submitted with the following conditions:

1. That the two downspout lines be adjusted to approximately half the distance from the detached garage to the back of the addition for staff review and approval.

2. That the screening of the HVAC units be provided for staff review and approval.

3. That the screening of the trash enclosure be wood material.

Mr. Walsh reiterated that his applications were previously tabled due to the fact that only four members were in attendance at the meeting and that he was asked not to round the numbers to get 0% run-off increase. He indicated since the previous meeting, he has provided new calculations that show 0.02 cfs increase.

Chairman Sanger asked Mr. Walsh if he had anything to add to the information Catherine presented.

Mr. Walsh replied "no".

Marc Lopata asked Mr. Walsh if he looked at where the water was draining during the heave rains last week.

Mr. Walsh replied "yes".

Marc Lopata asked if it was draining towards Concordia's property.

Mr. Walsh replied "yes". He added that it does not collect or pond, it drains to the southeast corner.

Marc Lopata mentioned that the drain was clogged on Friday.

Mr. Walsh stated that his neighbor, Nikki Herrington, signed off on his plans.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan as presented per staff recommendations. The motion was seconded by Jim Liberman and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the1,493 square foot, 28 foot in height addition is proposed on the southern side of the existing structure and will include two bedrooms, two bathrooms, a family room, and a kitchen expansion. The existing structure measures 1,988 square feet. The total square footage of the home with the addition will be 3,481 square feet. The addition will be constructed of a burgundy blend brick to match the existing material. Although red clay tile covers the existing roof, red asphalt shingles are proposed on the roof of the addition. According to the plans, the red clay tile covering the existing roof will be modified to be tied in with the red asphalt shingles proposed on the roof of the addition. Windows will be double hung in white insulated casement. Approval of Hillcrest Subdivision Trustees has been submitted. Catherine stated that the addition meets the Zoning Regulations for height, setbacks, and impervious coverage. The applicant has provided a neighborhood plan diagram which shows the footprint of the existing structures on this side of the block. As staff interprets this diagram, the subject property will be one of the largest on the block in terms of depth, but it does not appear to be dramatically different

than the other houses. The applicant has indicated to staff that the reason for using asphalt shingles on the addition rather than clay tiles to match the existing is the cost and value. The applicant has noted that the addition will not be visible from the street and that the roof has a modest slope and is not visible from the ground. An aerial photo has been provided by the applicant showing ten other homes in the neighborhood that have additions with asphalt roofing Staff believes that the proposed red asphalt shingles on the roof of the proposed addition are not visually compatible with the clay tiles on the roof of the existing home. The roof of the two-story addition matches the height of the existing roof and should also match in material to integrate the addition into the existing structure and recommends approval with the condition that an imitation clay tile roof be used rather than the proposed asphalt shingle roof.

Mr. Walsh informed the members that since he was made aware of staff's recommendation, he has selected a low pitch, high hip roof for the addition. He stated that there is no direct, same plane material change and asked the members to approve the asphalt shingle.

Chairman Sanger asked if these are architectural shingles.

Mr. Walsh replied "yes".

Steve Lichtenfeld commented that the letter submitted by Mr. Walsh indicated the use of some siding. He stated he does not support the use of siding, but has no problem with the use of architectural shingles for the roof as long as the addition is constructed of only brick.

Mr. Walsh stated that the addition is to be all brick. A sample of the brick was presented.

Chairman Sanger stated that he, too, is okay with the use of architectural shingles as long as the addition is all brick. He asked Mr. Walsh to confirm that the addition is all brick.

Mr. Walsh confirmed that the addition is all brick.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as proposed. The motion was seconded by Jim Liberman and unanimously approved by the Board.

CONDITIONAL USE PERMIT/SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – ADDITION TO CLAYTON HIGH SCHOOL - #1 MARK TWAIN CIRCLE

John Berglund, project architect, was in attendance at the meeting. Representatives from SM Wilson were also in attendance

Catherine Powers read staff's memorandum concerning the Conditional Use Permit as follows: the proposed project consists of a four-story 62,000 square foot addition to the main building. This addition will contain instructional classrooms, commons areas, offices, and storage. Two (2) existing buildings will be removed to accommodate the new main addition. The new instructional building addition will measure 50 feet from the average grade to the roof parapet and will be fully sprinklered. The Early Childhood Center use will remain on the Clayton High School campus in a new building addition behind the Center of Clayton. Also proposed is an addition to

the high school gymnasium which will add offices and storage on the first level and classrooms on the second level. The construction project will result in an increase of 16 classrooms. These classrooms are a mix of science laboratories, shop rooms, computer laboratories as well as traditional classrooms. The Zoning Regulations require high school buildings to contain 5 parking spaces for each classroom; therefore, 80 additional spaces are required. The plans indicate that the number of spaces will remain the same and no new spaces are proposed and; therefore, a waiver of these required 80 spaces is necessary. During construction, 77 parking spaces will not be available for use. The contractor has secured 85 spaces utilizing the unused parking behind Brown Shoe (8500 Maryland) for use by the high school students and the Center of Clayton patrons. The parking spaces along the Mark Twain circular drive and those spaces adjacent to the administration building and Shaw Park will be designated for faculty and student use during construction. The main construction access to the site will be via an existing gravel road off Hunter Avenue. A secondary access point is shown through Gay Avenue and to the west of the Center of Clayton. The Public Works Director and the Parks and Recreation Director have reviewed the parking and access plan and have agreed to these arrangements. Catherine stated that the proposed project will provide needed upgrades at the high school. As a result of the increase of 16 classrooms, the Zoning Regulations require 80 additional parking spaces. Staff believes that because these additions are being made for functional purposes and not as a result of an expected increase in student population, that a waiver of these spaces would have little or no impact. Parking during construction will also be more restrictive and will require the contractor, school district and city staff to work together to assure that problems are minimized. She stated that staff recommends approval to the Board of Aldermen with the following conditions:

1. That the waiver of 80 required parking spaces be granted.

2. That construction access to the site be limited to the routes shown on the plans submitted and approved by the City and that no construction access be made from Topton Way.

3. That the applicant receive approval of a final Storm Water and Prevention Plan and Land Disturbance Permit by the Department of Public Works prior to building permit issuance.

4. That the final details of the construction access route be provided and approved by the Department of Public Works.

5. That the student, faculty, and Center of Clayton patron parking areas be provided as shown on the approved plans.

Chairman Sanger asked if a representative from the School District was in attendance.

Mr. Berglund replied “no”. He stated that he believes he will be able to answer any questions the members may have.

Chairman Sanger asked if demographic information was available.

Mr. Berglund replied “no”.

Chairman Sanger stated he thinks that is important information to have.

Mr. Berglund began a PowerPoint presentation.

Marc Lopata stated that there will be no increase in the number of students.

Catherine Powers commented that staff was also given that information.

Chairman Sanger stated that he would like to see projections in writing.

Catherine Powers stated that a recommendation can be made to the Board of Aldermen requesting written demographic information.

Mr. Berglund presented a colored site plan to the members. He indicated that they have the necessary easements to cross over the gravel road.

Chairman Sanger asked that the minutes reflect his disappointment that no one from the school district attended this meeting.

Mr. Berglund stated that a temporary parking lot was going to be constructed in the circle but due to MSD and neighborhood issues, that plan has been eliminated. They believe they can manage construction parking as proposed without the need for a temporary lot.

Color renderings and elevations were presented.

Chairman Sanger commented that right now, only the conditional use permit portion of the request is being considered..

Chairman Sanger stated that he assumes that City staff had several meetings about this project with project representatives.

Catherine Powers replied “yes”.

Steve Lichtenfeld asked if there was a way to keep students from parking on Topton Way.

Mr. Berglund stated that he believes the parking meters on Topton Way will remain.

Mr. Andy Newman, 15 Topton Way, commented that this is a large project and that he is impressed by the City and School District in the way it is being handled. He appreciates the residents being protected. He thanked City staff and the school district and said he believes this to be a terrific project.

Chairman Sanger thanked Mr. Newman for the compliment.

Being no further questions or comments regarding the conditional use portion of the project, Steve Lichtenfeld made a motion to recommend approval of the Conditional Use Permit to the Board of Aldermen with staff recommendations and that the District provide to the City staff a demographic study for Board of Aldermen approval. The motion was seconded by Marc Lopata and unanimously approved by the members.

The site plan portion of the project was now up for review.

Catherine Powers explained that the main addition will be a 4-story, 62,000 square foot instructional building at the center of the high school's campus. Two buildings currently occupying the location of the proposed main addition will be demolished. A two-story addition to the school's gymnasium and a one-story addition to the Early Childhood Facility on the subject property are also proposed. The amount of impervious coverage on the site will be similar to the existing coverage because the structures to be demolished currently occupying the location of the proposed addition. The provided Storm water Pollution Protection Plan outlines the Erosion and Sediment Control BMPs to be utilized on-site. Because the land disturbance will be greater than one acre, a land disturbance permit is required and will be issued by the Department of Public Works. New roof drains on the proposed main addition will be connected to the existing enclosed roof drainage system. The plans indicate that there will be no increase in drainage volume. Prior to the beginning of this project, the school's trash collection was relocated near the temporary modular classrooms. After construction, the trash will return to this location. The HVAC system will be located on the rooftop and shown screened by fiber cement fiber board panel. Nineteen trees currently located in the space of the proposed addition will be removed. 73.5 caliper inches are required to be replaced. Thirty-eight (38) trees totaling 76 caliper inches are proposed to be planted around the school quad and the faculty and student parking lot. Protective fencing is required around the six trees that are to be preserved as indicated on the landscape plan. This addition to Clayton High School will provide additional instructional space with updated facilities which will meet the current school needs. Construction of the project will be staged on-site with parking provided behind a construction screening fence on site. Overflow construction parking will be provided in a lot shared with Brown Shoe and overflow for the Center of Clayton. Construction traffic will not interfere with traffic on arterial city streets and will avoid the residential areas along Topton and Parkside. The Parks, Fire, and Public Works Departments have reviewed the plans and approved their present action to Plan Commission. Staff's recommendation is to approve as submitted with all conditions contained in the Conditional Use Permit report (memorandum) including construction access, parking, and Storm water Pollution Protection Plan requirements.

Mr. Berglund thanked Mr. Newman for his nice comments.

Marc Lopata asked if the building will be LEED certified.

Mr. Berglund replied "yes" – LEED Silver.

Marc Lopata asked about impervious coverage calculations.

Mr. Berglund indicated he could prepare and provide them, but he believes it to be a "wash".

Marc Lopata asked if coverage will decrease.

Mr. Berglund indicated that it will probably increase slightly.

Marc Lopata commented that he does not know how storm water is to be handled.

Mr. Berglund indicated it will be handled the same way it is handled currently (piped to same location).

Marc Lopata asked about dust control during demolition.

Mr. Berglund stated that they will water the buildings (typical practices).

Marc Lopata asked if Sheet C108 contains general notes or notes specific to the project.

After a brief discussion regarding waste management and burying concrete, Mr. Miller (SM Wilson) commented that those are general notes.

Marc Lopata asked if water will soak into the ground.

Mr. Berglund stated that it is not their intention.

Marc Lopata commented that the plans state that.

Catherine Powers reminded the members that periodic inspections are done by the City's inspector.

Marc Lopata asked if the water used for wash down will be re-used.

Mr. Miller indicated that they have not gotten that far yet.

Chairman Sanger asked about construction hours.

Catherine Powers indicated that most of the activity will be internal to the campus, but construction hours are limited to 7 a.m. to 6 p.m. Monday through Friday, unless an emergency work permit to work outside of these hours is approved by the City Manager's office.

Marc Lopata asked staff to supervise the waste management.

Catherine Powers advised Marc that staff will supervise any activity that is within our Codes to regulate.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations and the submittal of impervious coverage calculations per staff review. The motion was seconded by Marc Lopata and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the main addition will be a 4-story, 62,000 square foot instructional building at the center of the high school's campus. The new instructional building addition will measure 50 feet from the average grade to the roof parapet and will be fully sprinklered. Two buildings currently occupying the location of the proposed main addition will be demolished. The instructional building will be constructed primarily of brick to match the existing school building. Windows with stone sills and lintels will match the windows of the existing on-site structures. The upper level will be covered by cement fiber board panel and aluminum store front with insulated glazing. Aluminum curtain walls with insulated glazing will cover portions of the ground and first floors. Rolling garage doors will provide access to the vehicle bays in the basement and the greyhound room on the first floor. Prior to the beginning of this project, the school's trash collection was located where the temporary modular classrooms are currently located. After construction, the trash will return to this location. The HVAC will be located on the rooftop and shown screened by cement fiber board panel. However, the architect has indicated that additional screening will be necessary. An addition to the Early Childhood Facility is also proposed on the subject property. The single-story, 2,500 square foot addition to the Orange Room will be set apart from the high school's pedestrian traffic. Two classrooms, two offices and two restrooms will be added to this addition. The brick exterior will match that of the existing structure. Metal fascia paneling will cover the uppermost portion of the addition's southern elevation. In addition to brick and metal fascia paneling, the southern façade will also feature a curtain wall and shaped fixed glazing. The proposed two-story, 4,200 square foot addition to the school's gymnasium will provide three additional offices, a restroom, kitchenette, storage space, and two classrooms. The brick exterior of the proposed gymnasium addition will match that of the existing structure. An adjacent enclosed dumpster will be screened by a wood fence. Staff believes that these additions contain many of the details of the existing buildings and will match well. The proposed structures are in conformance with the R-2 Zoning District for public school buildings. The rooftop HVAC system will require additional screening as indicated by the architect. Staff recommends that the cement fiber board panels be extended to surround the HVAC units and recommends approval with the condition that the screening material for the rooftop HVAC system be specified for staff review and approval.

Mr. Berglund stated that they believe the project fits well with the existing building and that the changes will make the high school a premier school in the St. Louis area. Color elevations were presented. He indicated that they will screen all rooftop equipment.

Samples of the glass, brick and cement fiberboard (rain screen) were presented.

Mr. Berglund indicated that this rain screen system has been used in several projects and that it works very well. He stated one sample of its usage is at the Danforth Center. He stated that the manufactured product will not fade or break-down.

Jim Liberman asked about metal material.

Mr. Berglund indicated that the plans are marked correctly; the PowerPoint was labeled incorrectly.

Steve Lichtenfeld asked if the product has been used in the City before.

Jason indicated that "yes"; it has been used in the City previously, but for a different application.

Mr. Berglund stated that the Bommarito Wines building has the same system.

Being no further questions or comments, Jim Liberman made a motion to approve per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

ARCHITECTURAL REVIEW – EXTERIOR RENOVATION – 250 S. BRENTWOOD BLVD.

Jim Mills, contractor, was in attendance at the meeting.

The proposed EIFS material will cover the spandrels between the windows on each floor facing Brentwood Boulevard and will be visible from the adjacent Shaw Park. The primary exterior material of the structure is painted concrete. The western façade differs in appearance from all other facades of the structure; therefore, replacement material is only necessary on the western façade. Staff believes this material is appropriate in consideration of the scale of the building and recommends approval as submitted.

Mr. Mills indicated that Bethesda's spandrels are leaking and that they conducted a water test using pressure washers. He stated that they know the 1" mosaic tiles are leaking and that this is a chronic problem. He indicated their solution is to cover the mosaic with dry'vit to stop the leaking A sample of the product was distributed.

Chairman Sanger stated that the picture indicates "Option 1"…he asked what the other options are.

Mr. Mills indicated that the other option is a different color but same material.

Steve Lichtenfeld asked if the mosaic tiles are stable enough to hold the EIFS.

Mr. Mills replied "yes".

Chairman Sanger asked if this material will fill-in the joints.

Mr. Mills replied "yes". He said that joints will no longer be visible.

Jim Liberman asked about insulation.

Mr. Mills indicated that there is no insulation; the mosaic was applied to concrete. He reminded everyone that this covers the west elevation only.

Steve Lichtenfeld asked if this material will wrap around the north and south returns.

Mr. Mills replied "yes"; he stated that everywhere there is mosaic, this new material will be applied.

Chairman Sanger voiced his concern regarding the stability of the product. He questioned if this is a simple "band-aid" or a solution to the problem.

Marc Lopata asked about water penetration.

Mr. Mills stated that dry'vit is a water barrier.

Marc Lopata asked if it is presumed that it will never fail.

Mr. Mills stated it is presumed it will not fail as ceramic tile would fail. He stated that this product is a membrane and is being used to try and cure the water infiltration problem.

Marc Lopata asked where water goes if it gets behind the material.

Mr. Mills indicated that there is no gap between the mosaic and this product. He stated that water seepage is potential where the verticals meet and this is handled with caulk, so no water can get in.

Steve Lichtenfeld asked how thick the product is.

Mr. Mills replied "3/16".

Chairman Sanger commented that dry'vit is not this Board's favorite product.

Catherine Powers indicated that this Board has not approved dry'vit for residential applications, but has approved it for limited commercial applications.

Chairman Sanger stated that he is concerned with its integrity. He asked where water is getting in.

Mr. Mills indicated that it is seeping in through the window heads.

Jim Liberman asked if this product has been used over tile somewhere else.

Mr. Mills replied "no". He stated that the applicator will give a warranty.

Marc Lopata asked if the product can be applied with a gap to allow water to drain.

Mr. Mills stated that if they do that, they would have to go behind the existing flashings and they do not want to disturb them.

Jason Jaggi asked if this is a continuous application or if it is applied in sections.

Mr. Mills indicated that it is applied in sections.

Mr. Mills stated that it is a continuous application.

Chairman Sanger indicated that he has a low level of confidence that this is a solution to the problem. He reiterated that there is no history of a similar application. He asked if it would be appropriate to ask for an engineer's report.

Marc Lopata suggested a waterproofing consultant.

Steve Lichtenfeld commented that it seems a lot of faith is being put into the caulk. He asked if there will be any exposed concrete.

Mr. Mills replied "no". He asked if there is any concern with the aesthetics of the proposed product.

Chairman Sanger replied "no". He stated the concerns revolve around the product itself. He stated he is not convinced this is the right solution.

Steve Lichtenfeld agreed. He stated he needs more information for the install. He added that he would think differently if the tile was being removed as he believes there would be less of a potential for water to infiltrate at the edges.

Jim Liberman commented that he believes they will find that a large percentage of the tile is not stable.

Mr. Mills disagreed. He stated that they did a review of the tile.

Jim Liberman asked if there are areas where the tile is down/missing.

Mr. Mills replied "no"; but there are loose tiles.

Chairman Sanger suggested tabling the item to give the applicant the opportunity to talk with staff to see if there are other alternatives or to provide more information on the application of the product.

Jim Liberman asked for a report from a waterproof expert.

Marc Lopata suggested the plans be signed off and/or sealed by an engineer or architect.

Being no further questions or comments, Marc Lopata made a motion to table the item. The motion was seconded by Jim Liberman and unanimously carried by the Board.

Catherine Powers announced that there is a 60 day time limit for which the Board must render a decision.

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Chairman Sanger asked for confirmation that November meeting dates are only this evening and again on the 16th.

Staff confirmed.

Chairman Sanger informed everyone that he will be having surgery the beginning of the year and has asked Jim Liberman to act as Chair in his 6 – 8 week absence. He asked if a vote is needed.

Kevin O'Keefe stated that it is best to vote.

Chairman Sanger nominated Jim Liberman as interim Chairman. The nomination was seconded by Steve Lichtenfeld and unanimously approved by the members.

Chairman Sanger then announced that he is retiring from his day job in the spring.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:05 p.m.

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Recording Secretary